

**ORDINANCE NO 20070927-089**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13700 DESSAU ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT, COMMUNITY COMMERCIAL-MIXED USE (GR-MU) COMBINING DISTRICT, AND COMMUNITY COMMERCIAL (GR) DISTRICT TO MULTI-FAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN**

**PART 1** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot-conditional overlay (SF-2-CO) combining district, community commercial-mixed use (GR-MU) combining district, and community commercial (GR) district to multi-family residence medium density (MF-3) district on the property described in Zoning Case No C14-2007-0103, on file at the Neighborhood Zoning and Planning Department, as follows

A 43 283 acre tract of land, more or less, out of the Alexander Walters Survey No 67, Abstract No 791, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 13700 Dessau Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B"

**PART 2** This ordinance takes effect on October 8, 2007

**PASSED AND APPROVED**

\_\_\_\_\_, 2007      §  
                                 §  
                                 §  
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
David Allan Smith      Shirley A Gentry  
City Attorney      City Clerk

# METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS  
AUSTIN TEXAS 78745  
(512) 442 5363

SURVEYS & RECORDS SINCE 1904

EXHIBIT A,

MF-3 Zoning

Alexander Walters Survey No 67, Abstract No 791  
City of Austin, Travis County, Texas

## LEGAL DESCRIPTION

LEGAL DESCRIPTION OF 43 283 ACRES OF LAND A  
PORTION OF THE ALEXANDER WALTERS SURVEY NO  
67 ABSTRACT NO 791, IN THE CITY OF AUSTIN, TRAVIS  
COUNTY TEXAS, SAID 43 283 ACRES OF LAND BEING A  
PORTION OF THE FOLLOWING TRACTS A PORTION OF  
THAT 16 000 ACRE TRACT, A PORTION OF THE SAID  
ALEXANDER WALTERS SURVEY NO 67, IN TRAVIS  
COUNTY TEXAS AS DESCRIBED IN WARRANTY DEEDS  
FROM JANET LONG FISH TO JOHN COLBERT FISH  
CONVEYING UNDIVIDED ONE-HALF INTERESTS IN  
VOLUME 10842, PAGE 401, AND VOLUME 10904 PAGE 181  
REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS,  
A PORTION OF THAT 15 000 ACRE TRACT, A PORTION OF  
THE SAID ALEXANDER WALTERS SURVEY NO 67, IN  
TRAVIS COUNTY, TEXAS, AS DESCRIBED IN WARRANTY  
DEEDS FROM JANET LONG FISH TO JOHN COLBERT FISH  
AND HIS WIFE DANA H FISH CONVEYING UNDIVIDED  
ONE-THIRD INTERESTS IN VOLUME 11591 PAGE 128,  
VOLUME 11608, PAGE 565 AND VOLUME 11855 PAGE 92  
REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS,  
AND A PORTION OF THAT 122 63 ACRE TRACT MORE OR  
LESS A PORTION OF THE SAID ALEXANDER WALTERS  
SURVEY NO 67 AND A PORTION OF THE SAMUEL  
CUSHING SURVEY NO 70, ABSTRACT NO 164 IN TRAVIS  
COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED  
FROM JANET LONG FISH TO JOHN COLBERT FISH AND  
HIS WIFE DANA H FISH IN VOLUME 11903, PAGE 280,  
REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS,  
SAID 43 283 ACRES OF LAND BEING MORE  
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
FOLLOWS

COMMENCING for reference at a Texas Department of Transportation brass disk found  
in concrete (Type II monument) at the intersection of the curving west line of Dessau Road and

the north line of Fish Lane, said brass disk found in concrete being also the most northerly southwest corner of that 3 783 acre tract, a portion of the Alexander Walters Survey No 67, Abstract No 791 and a portion of the Samuel Cushing Survey No 70, Abstract No 164, in Travis County, Texas, designated as Parcel 14, Part II, and described in Cause No 2217 Proceedings in Eminent Domain in the Probate Court No One of Travis County Texas, styled Travis County Texas v John C Fish and Dana H Fish, of record in Volume 13327, Page 522, Real Property Records of Travis County, Texas and in a south line of that 122 63 acre tract, more or less, a portion of the said Alexander Walters Survey No 67 and a portion of the said Samuel Cushing Survey No 70, in Travis County, Texas, as described in a Warranty Deed from Janet Long Fish to John Colbert Fish and wife, Dana H Fish in Volume 11903, Page 280 Real Property Records of Travis County, Texas,

Thence with the north line of Fish Lane and a south line of the said Fish 122 63 acre tract, more or less, N 62°07'10" W 243 59 feet to a 1/2" iron pipe found,

Thence with the north line of Fish Lane and a south line of the said Fish 122 63 acre tract, more or less, N 62°15'35" W 1731 91 feet to a 1/2" steel pin found at the southwest corner of the said Fish 122 63 acre tract, more or less, and the southeast corner of that 67 93 acre tract, a portion of the said Alexander Walters Survey No 67 in Travis County, Texas as described in an Executor's Deed from Ruth May Mulenex, Independent Executrix of the Estate of Etta B Smith, deceased to Ruth May Mulenex, Carolyn Barron, James Barron Mulenex and Edward Joe Mulenex in Volume 13082, Page 108, Real Property Records of Travis County Texas,

Thence with the west line of the said Fish 122 63 acre tract more or less, and the east line of the said Mulenex 67 93 acre tract, N 27°36'40" E 219 21 feet to a calculated point for the POINT OF BEGINNING and most westerly southwest corner of the herein described tract,

(1) THENCE with the west line of the said Fish 122 63 acre tract, more or less and the east line of the said Mulenex 67 93 acre tract N 27°36'40" E 1847 12 feet to a calculated point for the most northerly northwest corner of the herein described tract

THENCE crossing the said Fish 122 63 acre tract more or less, the said Fish 15 000 acre tract and the said Fish 16 000 acre tract courses numbered 2 through 11 inclusive as follows

(2) S 36°14'31" E 555 08 feet to a calculated point,

(3) S 27°07'36" W 382 88 feet to a calculated point for an interior corner of the herein described tract,

(4) S 63°00'00" E 413 41 feet to a calculated point for an interior corner of the herein described tract

(5) N 27°24'03" E 358 56 feet to a calculated point for a northwest corner of the herein described tract

(6) S 66°05'30" E 299 82 feet to a calculated point,

(7) S 36°38'15" E 431 53 feet to a calculated point

(8) S 9°02'39" E 426 22 feet to a calculated point for the most easterly southeast corner of the herein described tract,

(9) N 69°22'48" W 285 31 feet to a calculated point for an interior corner of the herein described tract

(10) S 6°38'24" W 238 20 feet to a calculated point in the curving north line of proposed Harrisglenn Drive,

(11) S 16°22'46" W 40 00 feet to a calculated point in the curving centerline of proposed Harrisglenn Drive, for the most southerly southeast corner of the herein described tract,

THENCE crossing the said Fish 122 63 acre tract, more or less, and the said Fish 15 000 acre tract with the centerline of proposed Harrisglenn Drive courses numbered 12 through 14 inclusive as follows

(12) with a curve to the left an arc distance of 139 67 feet, said curve having a radius of 500 00 feet, a central angle of 16°00'18" and a chord of which bears N 81°37'23" W 139 22 feet to a calculated point at point of tangency

(13) N 89°37'32" W 200 07 feet to a calculated point at point of curve,

(14) with a curve to the left an arc distance of 516 02 feet said curve having a radius of 1000 00 feet, a central angle of 29°33'56" and a chord of which bears S 75°35'30" W 510 31 feet to a calculated point for the most easterly southwest corner of the herein described tract

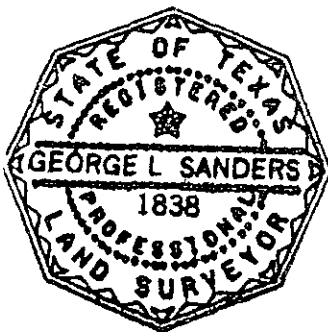
THENCE crossing the said Fish 122 63 acre tract, more or less courses numbered 15 through 17 inclusive as follows

(15) N 33°12'36" W 340 62 feet to a calculated point for an interior corner of the herein described tract

(16) S 57°37'26" W 186 12 feet to a calculated point,

(17) N 89°37'32" W 659 99 feet to the POINT OF BEGINNING of the herein described tract containing 43 283 acres of land

Metes and Bounds Description Prepared July 18 2007  
From A Survey Completed January 14, 2004



METCALFE & SANDERS, INC  
Land Surveyors

By

A handwritten signature in black ink, appearing to read "George L. Sanders", written over a horizontal line.

George L. Sanders  
Texas Registered Professional  
Land Surveyor No 1838

FB 892 P 1-16 & DC

Ref Plan 7789C

Plan 7789B

Plan 7789A

Plan 7789

Job No 07184 01

REFERENCES

TCAD PLAT MAP # 02-5931

PROPERTY ID NUMBER S

263725, 263730 & 263732

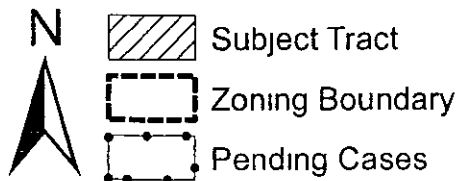
AUSTIN GRID P-34

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ZONING

Exhibit B



ZONING CASE# C14 2007 0103  
 ADDRESS 13700 1/2 DESSAU RD  
 SUBJECT AREA 43.28 ACRES  
 GRID P34  
 MANAGER S SIRWAITIS



1" = 400' OPERATOR SM

This map has been produced by GIS Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.